City of Newton, Massachusetts

Department of Planning and Development

1000 Commonwealth Avenue Newton, Massachusetts 02459

Setti D. Warren
Mayor

James Freas
Acting Director

PUBLIC HEARING/WORKING SESSION MEMORANDUM

DATE: September 4, 2015

MEETING DATE: September 10, 2015

TO: Land Use Committee of the Board of Aldermen

FROM: James Freas, Acting Director of Planning and Development
                       Alexandra Ananth, Chief Planner for Current Planning
                       Stephen Pantalone, Senior Planner

CC: Petitioner

In response to questions raised at the Land Use Committee public hearing, and/or staff technical reviews, the Planning Department is providing the following information for the upcoming public hearing/working session. This information is supplemental to staff analysis previously provided at the public hearing.

PETITION #163-15	22 Union Street

Request for Special Permit/Site Plan Approval to extend a nonconforming restaurant to increase the number of seats from 100 to 115, and to waive six parking stalls.

The Land Use Committee (the "Committee") held a public hearing on August 11, 2015, which was held open so that the petitioner could respond to questions/concerns that were raised by the Committee.

The petitioner met with the Ward Alderman to discuss the project. The petitioner has determined that he only needs 15 additional seats instead of the 20 seats originally proposed. The petitioner clarified that the second floor seating area is only used a few times a year for special events, and that the restaurant has already been functioning with these seats and the special permit will not result in an actual change to the current operations. The petitioner submitted a revised floor plan and building code calculation reflecting the additional 15 seats. The Planning Department believes that the petitioner's responses adequately address the questions raised by the Committee.

Recommendation.
The Planning Department recommends approval of the special permit with conditions.

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